

**Historic District Commission
Town Hall, Room 126
Final Meeting Minutes, May 19, 2015**

Meeting called to order at 7:30 PM. Attending Kathy Acerbo-Bachmann (KAB), David Honn (DH), Pamela Lynn (PL), Ron Regan (RR) Anita Rogers (AR).

Chingsung Chang (CC) as BoS rep.

Absent: David Foley (DF) and David Shoemaker (DS)

7:30 PM Citizens' Comments and Questions

7:31 PM Introduction of BoS Rep Chingsung Chang

7:35 PM Deferred Approval of Minutes May 5, 2015

The abutters of 29 Windsor Ave. are in discussion with the applicant concerning the recently approved application to add an addition.

7:47 PM Membership and Officers

All members are aware of this topic of discussion.

KAB clarified the roles of each of the three leadership positions. The group considered the strengths and desires of each member in terms of the positions.

8:15 PM 522 Massachusetts Avenue – Roof Singles

The applicant has not yet had an opportunity to select his desired shingles.

8:16 PM South Acton Train Station Landscaping

It is important to remember that although the station area is outside of the South Acton Historical District, it abuts the District. Approximately 18 months ago, the HDC, with the assistance of resident landscape architect

Peter Lukacic, submitted a proposal to the town for CPC funds to install additional landscaping to enhance the station platforms.

Although the town CPC committee was supportive of the proposal, the State Department of Revenue ruled that the project was ineligible under their criteria for CPC funding. The HDC was unsuccessful in finding other revenue sources for the project at that time. As the timeline for completion of the station project has been extended, it now seems to be the appropriate time to request that landscaping funding be requested in the town's annual budget. In preparation for this step HDC needs to revive the original proposal and plans.

DH will follow up with the Train Station Committee and remain the liaison to the station project.

**8:19 PM Questions from Terra Friedrichs concerning 525 – 531 Mass. Ave.
(formerly referred to as the WAVE project)**

Three specific questions have emerged described below:

The first issue involved the canopy porch roof parallel to Massachusetts Avenue. The aluminum cap flashing as installed does not conform to the drawings-the depth has increased and there are numerous poorly executed joints. The applicant has acknowledged these faults and has submitted a sketch describing a remedy to the HDC for review. DH and AR have reviewed the sketch and recommend that the HDC approve the remedy.

DH and AR are aware of a similar problem on the cornice of the back (warehouse-like structure). It was installed in conformance with the drawings but, in hindsight, should have been modified prior to HDC approval.

DH suggested that for subsequent projects involving extensive details, the HDC should apply a time/date stamp signifying approval or rejection to each plan, elevation and/or detail drawings as the drawings are reviewed. Additionally, an approved drawing set should be kept in the Building Department files for exclusive HDC use.

KAB reminded the HDC that DH and AR have spent dozens of hours outside of commission meetings on this project.

The second issue involved the width of the window casings on the barn windows facing Massachusetts Avenue. Were they the approved width (3 1/2") Answer: Yes.

The third issue involved the cheek wall dormer trim details on the "Blue House" that appear to be unresolved and unappealing. The applicant has acknowledged this deficiency and is proposing remedies which DH and AR will review in the field for subsequent discussion at the June 10th meeting.

8:40 PM 525 Massachusetts Avenue – Appl. 1513 – Venting for 7th Settlement Brewery

Pete Henry, the applicant, and Ed Mullen, the project engineer from Bluefin explained the application.

The Acton Board of Health has approved an 80 seat restaurant. The applicant plans to put a 10 kettle brewery in the space. The kettles will require an exterior exhaust pipe through the roof and an exhaust grill in the western façade. Matthias Rosenfeld, the owner, has clarified to the applicant that exterior changes to the building must be as minimal as possible.

The applicant proposes to install an 8" diameter pipe that will protrude 24" above the shingled roof surface. The pipe is proposed to be located between two dormers on the western roof slope. The exhaust pipe will be painted to match the adjacent roof shingle color. The exhaust pipe will be visible when approaching the structure from the west along Route 111 but will be minimally visible along the sidewalk of the public way (Massachusetts Avenue) in front of the building. The exhaust grill is approximately 12 inches square.

DH preferred a higher position along the roof slope for the exhaust pipe. The grill should have a flat trim surround coordinated with the clapboard dimensions similar to the trim detail for the light fixtures.

RR indicated that the solution sounded excellent. He also preferred it located further up.

AR also preferred it to be located up higher and the light block be as small as possible.

KAB agreed.

AR moves to accept Appl. 1513 for a stainless vent pipe through the roof between the first and second dormer per the application drawing which shows it higher rather than lower along the roof slope; 24 + inches high; exhaust pipe to be painted similar to the roof color. The grill to be a maximum 12" square grill at the floor level per the drawing mounted on a flat stock; grill and flat stock painted to match the clapboards.

Seconded by RR

Accepted unanimously pending abutter notification.

AR and PH discussed making contact with abutters to alleviate potential concerns.

KAB alerted the applicant to the concerns previously expressed by the abutters and addressed by the HDC by recommendations for landscaping reflecting the impact of the removal of the mature tree.

KAB suggested that the applicant schedule future appointments to focus on signage.

Adjourned 9:16

Respectfully submitted,

**Pamela Lynn
HDC Secretary**

